

REGULAR & JOINT MEETING  
OF  
OCTOBER 3, 1989

The meeting was called to order at 3:22 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, Pratt, Henderson,  
McCarty, Filner and Chair O'Connor  
Excused: Members McColl and Struiksma  
Secretary: Charles G. Abdelnour

Item 3: Joint Public Hearing and adoption of resolutions:

- a) Certifying the Secondary Study of Environmental Impacts for the Chinese Mission;
- b) Approving the lease of certain property to the Chinese Historical Society, approving the Disposition and Development Agreement (DDA) pertaining thereto, and making certain findings with respect to such lease; and
- c) Approving the basic concept/schematic drawings with respect to the development and operation of a museum and cultural center.

Citing a potential conflict of interest, Members Wolfsheimer and Henderson left the meeting. There were no speakers present for the Public Hearing.

Motion by Filner to adopt the resolutions.  
Second by Pratt.  
Vote: 5-0

ADOPTED AS RESOLUTIONS NO. 1775, 1776 and 1777

Item 4: Public Hearing on exceptions to the Marina Planned District Ordinance (MPDO) and conditional use and adoption of three resolutions pertaining to the SSEIR for the proposed Participation Agreement between the Agency and 197 Partners, for the Harbor Place Inn; approving the Participation Agreement and the basic concept/schematics.

Bud Fischer commented on this project. Chair O'Connor expressed her concern regarding the possibility of the project being sold prior to the due date of the loan. She suggested adding a provision for repayment of interest to the City.

Motion by Filner to adopt the resolutions.  
Second by McCarty.  
Vote: 4-1 (Chair O'Connor voting nay)

MOTION FAILED

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## Item 4: (continued)

Motion by Roberts to continue the meeting to October 10, 1989 at 2 p.m. in the 12th floor Council Chambers.

Second by Pratt.

Vote: 5-0

## Item 2: Approval of the minutes of the Adjourned/Trailed Meeting of September 11/12, 1989 and the Adjourned Regular Meeting of September 18, 1989.

Motion by Roberts to approve the minutes.

Second by Pratt.

Vote: 5-0

Member Henderson returned to the meeting.

## Item 5: Resolution approving a Negotiation Agreement with the Balboa Theatre Foundation for the rehabilitation and use of the Balboa Theatre for theater and related uses.

Member Roberts discussed his concerns regarding a potential liability to the Agency should the Foundation be unable to raise enough funds. Pam Hamilton, of CCDC, and Bob Purvin, the Foundation President, noted that Part II. A. 4. of the Negotiation Agreement states that the Agency in under no commitment to contribute any funds to the project.

Motion by McCarty to adopt an amended resolution reiterating the language in Part II. A. 4. of the Negotiation Agreement.

Second by Henderson.

Vote: 5-1 (Roberts voting nay)

ADOPTED AS RESOLUTION NO. 1778

## Item 6: Resolutions approving a Participation Agreement with Gaslamp Investments, Ltd. for the rehabilitation of the Montrose Building; and the basic concepts/schematic plans, subject to certain conditions.

Chair O'Connor noted that she felt the Agency should participate in any profit, should this project be sold.

Motion by Filner to adopt the resolution.

Second by Pratt

Vote: 5-1 (O'Connor voting nay)

ADOPTED AS RESOLUTIONS NO. 1779 and 1780

## Item 7: Resolutions approving Agreements to Extend Negotiation Agreements with:

- a) Winners Circle Resorts International, Inc. for the rehabilitation and development of the Montrose Building.

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## Item 7: (continued)

- b) John Schumann, Candace Schumann, Ron Withall and Dana Withall for the purchase and rehabilitation for restaurant use of the Dream Theatre;

Pam Hamilton noted that the Agreement for b) will be amended to reflect that the negotiation period will be extended for 120 days, not to exceed December 2, 1989.

Motion by Henderson to note and file a) and adopt b).

Second by Filner.

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1782

- c) Downtown Senior Center for the purchase and rehabilitation for senior housing and commercial uses of the Combination Store and McGurck Block Building and Parking.

Ms. Hamilton noted that the Agreement will be amended to reflect that the negotiation period will be extended for 75 days, not to exceed October 18, 1989.

Motion by Henderson to adopt the resolution.

Second by Filner.

Vote: 5-0 (O'Connor abstaining)

ADOPTED AS RESOLUTION NO. 1783

- Item 8: Resolution approving the proposed Negotiation Agreement with The Koll Company and Davidson Communities, Inc. for development of a residential condominium project at the corner of State St. and Broadway.

Member Henderson noted that the City Attorney has ruled he has no conflict of interest on this item.

Speaking in support of this project was William Porter, of The Koll Company. Opposition speakers were Brian Seltzer, representing A. J. Lirot, and James Milch and Louis Wolfsheimer, representing Emerald-Shapery. Mr. Seltzer stated that Mr. Lirot has said he will accede to a 9.0 F.A.R.

Member Roberts would like to have strict design criteria developed before issuing RFPs in the future.

Motion by Filner to adopt a resolution approving the 900 State St. proposal, with a maximum F.A.R. of 9.0.

Second by McCarty.

Vote: 2-4 (Roberts, Pratt, Henderson and O'Connor voting nay)

MOTION FAILED

Motion by Roberts to continue this item to Monday, October 30, 1989 at 2 P.M. in the 12th floor Council Chambers.

Second by McCarty.

Vote: 5-1 (Filner voting nay)

Item 8: (continued)

Chair O'Connor ruled that each side will be given an additional 15 minutes to present testimony at the October 30 meeting.

Item 9: Resolution approving the proposed Fifth Implementation Agreement to the Disposition and Development Agreement with Koll-Columbia Development.

Motion by Pratt to continue this item to Tuesday, October 17, 1989  
at 2 p.m. in the 12th floor Council Chambers.

Second by McCarty.

Vote: 6-0

Item 10: Adoption of five updated resolutions pertaining to the amount estimated to be deposited to the Low and Moderate Income Housing Fund (LMIHF) in Fiscal Year 1988-89 to reflect actual amounts deposited into the fund, and the amounts represented by 20% of the actual total tax increment received.

Motion by Pratt to continue this item to Tuesday, October 17, 1989  
at 2 P.M. in the 12th floor Council Chambers.

Second by Filner.

Vote: 6-0

Public Comment - none.

At 5:15 p.m. Chair O'Connor adjourned the meeting to Tuesday, October 10, 1989 at 2 p.m. in the 12th floor Council Chambers.

  
Secretary of the Redevelopment Agency  
of the City of San Diego, California